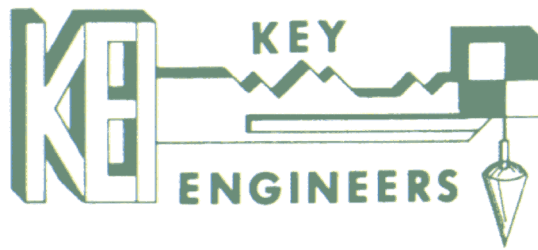


Charles J. Riebel, Sr., P.E.

Charles J. Riebel, Jr., P.E., P.L.S.*

Gregory B. Fusco



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September 7, 2005

The Delaware Office of State Planning Coordination
540 S. Dupont Highway
Thomas Collins Building
Third Floor
Dover, Delaware 19901



ATTN: Ms. Constance C. Holland, A.I.C.P.
Director

RE: **PLUS REVIEW – PLUS 2005-07-11**
Hearthstone II at New Milford
Between County Road 211 and County Road 225
Tax Parcel Number 3-30-15-22.00
Milford, Sussex County, Delaware
(KEI #27DE0605)

Dear Ms. Holland:

This correspondence is in response to your PLUS review letter dated August 17, 2005 in regard to the above referenced project. We hereby provide the following response to the comments and concerns in the review letter, as well as the comments and concerns that were raised at the July 27, 2005 PLUS Review Meeting.

Introduction

Please note that the project discussed will consist of 1,138 residential units and 24,000 square feet of commercial space on approximately 120 acres \pm of land.

Executive Summary

State Strategies/Project Location

Street Design and Transportation

- ❖ The development plans will show the improvements to Elks Lodge Road and Marshall Street in accordance with DELDOT's Local Road Standards along the entire frontage of the parcel.
- ❖ An attempt will be made to provide a stub street to the southerly adjoining parcel that fronts Marshall Street.
- ❖ The applicant will follow all of the rules and regulations established by DENREC and the Army Corps of Engineers regarding the development of the access and the wetlands present on the property.

Natural and Cultural Resources

- ❖ The stormwater management ponds will be designed in accordance with the rules and regulations of the Sussex County Soil Conservation District and the Delaware Department of Transportation.
- ❖ The proposed lots will be developed following all of the rules and regulations of the Sussex County Planning Board, the City of Milford Planning Board and DENREC.
- ❖ The applicant will follow all of the rules and regulations of the Army Corps of Engineers and DENREC regarding wetlands and wetland buffers on the site including the placement of property lines within the proposed development.
- ❖ The applicant will follow any ordinance requirements that have been established by the County and local governments regarding stormwater recharge for this project.

Office of State Planning

- ❖ Understood – Also, if any questions develop, our office will contact Mr. David Edgell.

Division of Historic and Cultural Affairs

- ❖ Thank you for informing our office of the historical home on the opposite side of Marshall Road. Our office will follow the Army Corps of Engineers permit procedures if required. Also, the applicant will consider providing landscaping around that portion of the development to screen the view to the historic houses.

Department of Transportation

1. The applicant will dedicate the required right-of-way that is necessary for Elks Road and Marshall Street.

Corporate Office: 80 S. White Horse Pike ▪ Berlin, New Jersey 08009 ▪ (856) 767-6111 ▪ Fax (856) 753-1091
5 N. Broad Street ▪ Middletown, Delaware 19709 ▪ (302) 449-0520 ▪ Fax (302) 449-0521
Post Office Box 606 ▪ Somers Point, New Jersey 08244 ▪ (609) 601-8060 ▪ Fax (609) 601-8061

2. If required by DELDOT, the applicant will develop Marshall Road and Elks Road to meet the minimum lane widths that are required, as well as the multi-modal path.
3. Understood
4. Understood
5. Understood
6. The applicant will consider providing a stub street where possible to the tract of land on the south side of the property that fronts Marshall Road.
7. The applicant will follow all of the rules and regulations of the Sussex County Soil Conservation District, DEBREC and DELDOT regarding the design of the stormwater management ponds.

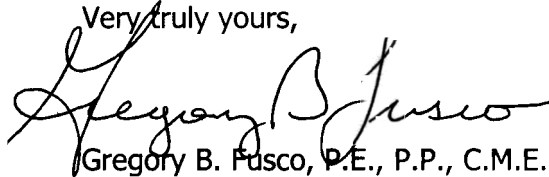
The Department of Natural Resources and Environmental Control

- ❖ General Design comment – The applicant will review the project layout and stormwater management pond design to verify that these issues meet all of the rules and regulations of DENREC.
- ❖ Soils – understood
- ❖ Wetlands – A wetlands delineation has been performed for this project. The wetlands line will be confirmed via the Army Corps of Engineers Jurisdictional Determination Process. All of the rules and regulations regarding freshwater wetlands on the property will be followed by the applicant.
- ❖ Wetland permitting – understood
- ❖ Water Bodies – The applicant will follow all of the rules and regulations of DENREC and the Army Corps of Engineers regarding the presence of any blue line streams that exist on the property.
- ❖ Impervious Cover – Best Management Practices (BMP's) will be utilized throughout the development where applicable and required.
- ❖ TMDLS – The applicant will consider the TMDL that will be generated by the development and employ Best Management Practices and Best management Technologies where required.
- ❖ Water Resource Protection Area – The applicant will follow any ordinance requirements that have been established by the County or local governments regarding stormwater recharge.
- ❖ Water supply – understood

- ❖ Sediment and Erosion Control/Stormwater Management – Our office will submit a formal development application to the Sussex County Soil Conservation District.
- ❖ Drainage – The applicant will consider cleaning any on-site drainage ditch, will prevent any offsite drainage obstructions and will provide drainage easements if required by the regulations.
- ❖ Forests – The applicant will consider saving Forest Lane where possible. Conservation easements will be created if required by regulation.
- ❖ Open Space – The applicant will consider preserving open space wherever possible and where required by regulations.
- ❖ Nuisance Waterfowl – The applicant will implement measures to minimize ways of attracting waterfowl to and around the proposed ponds. _____
- ❖ Solid waste – understood
- ❖ Underground storage tanks – understood
- ❖ Air Quality – The applicant will consider constructing energy star qualified homes.
- ❖ State Fire Marshal's Office – We have met with the fire marshal since the July 27, 2005 meeting to review all of the requirements for hydrant locations, water supply, fire lanes, accessibility and plan details. The applicant will comply with all applicable fire regulations associated within this project.
- ❖ Department of Agriculture – understood
- ❖ Public Service Commission – understood
- ❖ Delaware State Housing Authority – understood

If you have any questions or comments in this regard, please feel free to contact me at this office.

Very truly yours,



Gregory B. Fusco, P.E., P.P., C.M.E.

GF:jb

cc: Mr. Dale Faulkner, Special Projects Manager, Country Life Homes, 14701 Coastal Highway, Milton, Delaware 19968

projects\36\27\docs\DEOfficeofStatePlanning

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